

## APARTMENTS — SALE OR LET

## Do You Know How Easy it is to Own a Garden Apartment?

The problem of living has ceased to concern well on to the thousand families who today are occupying modern Garden Apartments at Jackson Heights.

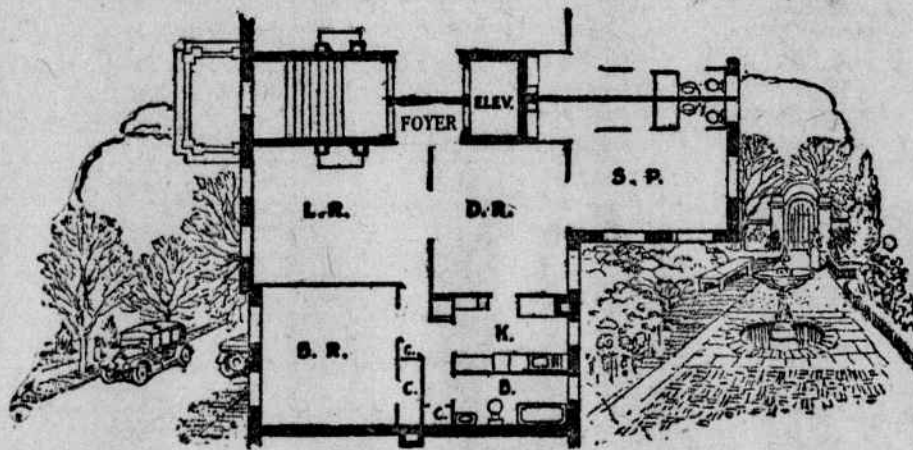
These families found here a satisfying standard in living and environment. They came because of the wise restrictions that surround garden apartment ownership—the self-imposed restrictions of people who give a thought to their neighbors and their neighborhood. They welcomed the recreations enjoyed by normal, healthy minded people who love the outdoors with its fresh air and sunshine. The golf course and tennis courts at Jackson Heights are alive daily with residents getting zest and joy out of living.

And for the children, these families have found in Jackson Heights the one accessible, convenient place above all others where their children can have the advantages of life in the open, with none of the handicaps to childhood that go with congested, dangerous city streets. At Jackson Heights the youngsters have full scope and freedom for sturdy legs and growing bodies—safeguarded, fully equipped playgrounds leave them free and safe the livelong day.

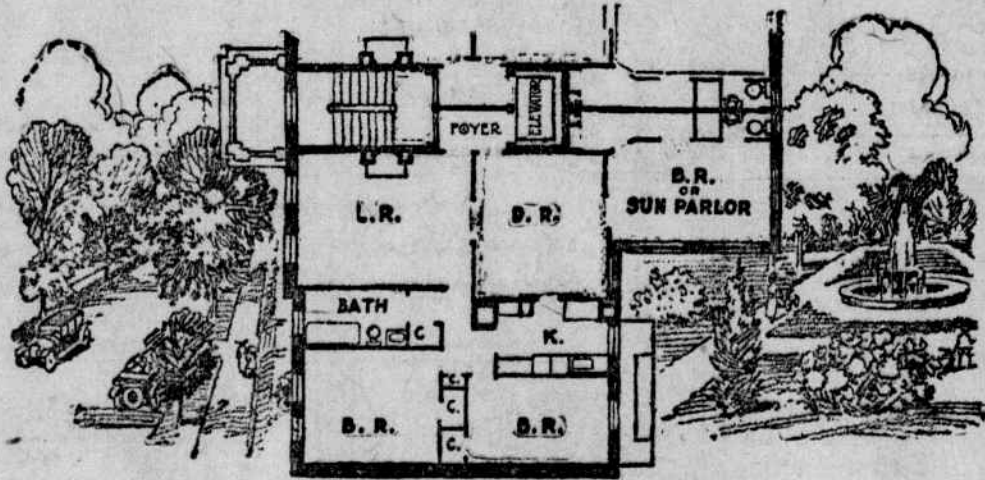
*You, too, can enjoy this better city life*

Whether your needs are for a small apartment, or whether you require a more spacious home—it is here, ready for you to move in. The accompanying floor plans serve to give you a good idea of the arrangement and attractiveness of some of these New Elevator Garden Apartments. Note how open to the air and sunshine they are—with parked streets in front and garden courts at the rear. Large, high ceilinged rooms—with every fitting and accessory for the particular home-keeper. The most modern of bathrooms; kitchens that are the last word in completeness, including kitchen cabinets and white enamel gas ranges. Open fireplaces and hardwood floors. Delightful convertible sun parlors. Everything that makes the home ideal—everything for easy homekeeping.

Reduce your rent to "Cost" by paying only your pro-rata share of the building operating expenses. Your present rent will buy a Garden Apartment at Jackson Heights if you are paying \$100 to \$250 a month; small initial payment; balance same as rent.



Typical 5-Room Jackson Heights Garden Apartment



Typical 6-Room Jackson Heights Garden Apartment

## Jackson Heights

22 MINUTES FROM 42nd ST. SUBWAY STATION

## New Elevator Garden Apartment Homes

Golf, Tennis, Children's Playgrounds, Gardens, Etc.

On Tenant Ownership Plan—Liberal Terms

3-6-7 and 10 Rooms—2 to 4 Baths

Social and Business References Required

The Queensboro Corporation 50 East 42nd St.

VISIT JACKSON HEIGHTS TO-DAY

Take Subway to Grand Central, transfer to QUEENSBORO SUBWAY (Corona Line) to 35th St. (Jackson Heights) Station—Office Opposite Station.

By Motor—59th St. via Queensboro Bridge, Jackson Av. to 35th St.

Apartments Open for Inspection, Daily, Until 9 P. M.

## New Garden Apartments

With Elevators  
5 & 6 Rooms  
—2 Baths  
with Sun Parlor

Hawthorne Court

19th and 20th Streets  
Polk to Fillmore Aves.

## Jackson Heights

22 Minutes from 42nd Street  
Subway Station.

Highly Restricted.  
Ideal Conditions.

Golf, Tennis  
and Children's  
Playgrounds

Social and Business  
References Re-  
quired. Reasonable  
Prices and Easy  
Terms under the  
Jackson Heights  
Plan of Tenant-  
Ownership of  
Apartments.

Full Details On Application

FEASE & ELLIMAN

340 Madison Avenue, N. Y. C.  
Phone, Murray Hill 6200

Unfurnished.  
Above 50th St.—5th Av. to North River.

Exceptionally Low Rents Are Offered  
on the Following Choice Apartments

150 West 80th St.

5 Rooms, Bath, \$2,100 to \$2,400

219 West 81st St.

7 Rooms, 3 Baths, \$3,600

6 Rooms, 2 Baths, \$2,500

5 Rooms, 2 Baths, \$2,300

251 West 87th St.

6 Rooms, Bath, \$1,800

251 West 89th St.

6 Rooms, 2 Baths, Large Foyer, \$3,100

7 Rooms, 3 Baths, Large Foyer, \$3,900

740 West End Ave.

5 Rooms, 2 Baths, \$2,600

4 Rooms & Bath, \$2,000

789 West End Ave.

5 Rooms, Bath, \$2,500

7 Rooms, 3 Baths, \$3,200 & \$3,900

417 Riverside Dr.

9 Rooms, 3 Baths, \$4,700

7 Room Duplex, 3 Baths, \$3,700

550 Riverside Dr.

3-4-5-6 Rooms

with Bath

\$900 to \$1,500

Immediate or Oct. Occupancy

A. H. O'BRIEN

2209 B'WAY SCHUYLER 2807

100 CENTRAL PARK SO.

Overlooking the park for 2 1/2 miles.

Finest view. Most central location in

New York. Two and three room

apartments of unique attractive.

Large room, serving parties. Rents

\$1,800 to \$4,500.

200 to 208 W. 86TH ST.

Five, six and seven room apartments.

Large rooms. Best location.

Reasonable rents.

22 EAST 89TH ST.

Two, three and four room apartments.

Extraordinarily large rooms. Every

convenience. Restaurant on premises.

Attractive rents.

1 EAST 101ST STREET

Six room housekeeping apartment.

Reconstructed and modernized. Elec-

trical lights. Rent only \$85.

Resident Superintendent on each

apartment floor, O.T.

O. D. & H. V. DIKE

220 West 42d St. Tel. 8556 B'way

Unfurnished.

Above 50th St.—5th Av. to North River.

112 East 74th St.

Just East of Park Avenue

10 Rooms—3 Baths

\$6,500

Inquire on premises or

your own broker

Banner-Mitler Co., Inc.

505 5th Ave. Vanderbilt 3397

1377 LEXINGTON AV.

Corner 91st St.

6 ROOMS AND BATH

Elegant Apartment. All large

rooms. \$1,100.

ON PREMISES OR

JOHN A. SCHOEN 115 Bible House,

Tel. Stuy. 7050.

Unfurnished.

Above 50th St.—5th Av. to North River.

The Clifden

264 Riverside Drive, Cor. 99th.

Suites of 7-8 and 9 rooms, 2 and 3 baths;

large spacious rooms, facing the Drive; all

improvements.

JOHN F. FEEL CO., 303 W. 32nd.

Unfurnished.

Above 50th St.—5th Av. to North River.

8 Rooms and Bath

304 WEST 99TH ST.

NEAR WEST END AVE.

In this condition, all improvements.

Immediate Possession. Rent \$2,100.

Unfurnished.

Above 50th St.—5th Av. to North River.

No. 9 West 81st Str.

(Facing Manhattan Sq. & Central Park)

6 STORY ELEVATOR BUILDING.

Finest House of its Type in New York

Suites of

2 & 3 Rooms & Bath

Moderate Rentals

Complete Maid Service. Equivalent to

Apartment Hotel. Meals can be arranged

for.

Apply to Superintendent at premises, or

Wood, Dolson Co., Agents,

Broadway, Corner 80th Street.

Unfurnished.

Above 50th St.—5th Av. to North River.

86th ST., 55 WEST

Modern furnished or unfurnished small

housekeeping or kitchenette apartments. Es-

pecially large, light rooms; spacious

closets.

59th Street & 7th Ave.

7-8-10-11

Room Apartments To Let

ALL MODERN IMPROVEMENTS

Extra Large Rooms  
Facing Central Park

APPLY

Central Park South Corporation

175 W. 58th St.

Tel. Circle 1677.

To meet the constantly increasing demand for smaller living quarters, a number of the large apartments in 270 Park Avenue are being converted into hotel suites of one to four rooms. They will be leased by the year only, and the rental includes maid service, electric light, and other services obtainable in the best hotels.

Several suites have been furnished and are ready for inspection. The restaurant "Marguery" will occupy the entire main floor of the building at the 47th Street and Park Avenue corner.

Floor Plans and full Particulars from

DOUGLAS L. ELLIMAN & CO.

15 East 49th Street Managing Agents Plaza 9200

Representative on Premises

The Osborne

205 West 57th St.,

Cor. 7th Ave.

2 or 3 ROOMS

WITH BATH

Kitchens or Kitchenettes

from \$1,800.

TEL. CIRCLE 5420.

Superintendent on Premises or

WALTER J. SALMON

17 West 42nd St.

The Nevada

2025 Broadway

60th to 70th St.

2 or 3 ROOMS

WITH BATH

Kitchens or Kitchenettes

from \$1,500.

TEL. COLUMBUS 696.

Superintendent on Premises or

WALTER J. SALMON

17 West 42nd St.

Tel. Longacre 8090

204 West 59th St.

OVERLOOKING CENTRAL PARK

High Class Elevator Apartment

LIGHT HOUSEKEEPING ARRANGEMENTS

FURNISHED or UNFURNISHED

2 ROOMS AND BATH

\$1,800 AND UPWARDS

ONE EXCEPTIONALLY CHOICE

3 ROOM APARTMENT

LIVING ROOM 20x26

RENT \$3,000

MENTING AGENT ON PREMISES

HOTEL CUMBERLAND

Broadway at 54th Street

Convenient to theatrical and shopping districts

Offers a Choice of Select Apartments on Yearly Lease.

Parlor, Bedroom & Bath.....\$1,650 to \$2,400

Parlor, 2 Bedrooms & Bath.....\$2,700 to \$3,000

We Invite Your Inspection.

Single and double rooms available for transient guests.

ROOMS WITH RUNNING WATER \$2.50 AND UP.

ROOMS WITH BATH \$3.00 AND UP.

ATTRACTIVE REDUCTIONS BY WEEK OR MONTH

GOOD FOOD AT MODERATE PRICES. PHONE CIRCLE 2730.

EXCLUSIVE APARTMENTS

New 9-Story Apt. 110 W. 55th St.

125 E. 72d St.

55th St. & 7th Av.

3 and 4 Rooms

With Complete Kitchens

Also Desirable Physician's Office, \$2,000 per Annum.

JULIUS TISHMAN & SONS, Inc.

280 Madison Ave. Tel. Vanderbilt 1977

Unfurnished.

Above 50th St.—5th Av. to North River.

600 West 116th Street

S. W. COR. BROADWAY.

Modern Fireproof Building

5, 6, 7 Rooms & 2 Baths

Immediate Occupancy and

October 1.

Representation on premises, or

SLAWSON & HOBBS

162 West 72d St.

Unfurnished.

Above 50th St.—5th Av. to North River.

Strathmore

404 Riverside Drive

at 113th St.

9 Rooms and 3 Baths

\$4,500.

10 Rooms and 3 Baths

\$5,500 to \$6,500

Large rooms and closets, good ar-

rangements, splendid light and view.

Unequalled management and service.

ROBERT FULTON

N. E. COR. 95TH ST. & RIVERSIDE DR.

4-5-6-7-8 Rooms, 2 Baths

William J. Rourke & Co.

177 Madison Av.

Other Apartment Advertisements on next page

Unfurnished.

Above 14th St. to 50th St. (Inclusive).

1 EAST 56TH STREET

Desirable Fifth Avenue

corner suite

Immediate possession; also

two rooms and bath or three

rooms and two baths; large

rooms; hotel and Restaurant

Elysee service.

INSPECTION INVITED

THE LANSDOWN

352-354-